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UNITED STATES DISTRICT COURT\

DISTRICT OF NEVADA

JPMORGAN CHASE BANK, N.A.,

Plaintiff,

v.

SFR INVESTMENTS POOL 1, LLC, a Nevada
limited liability company; SIERRA RANCH
HOMEOWNERS ASSOCIATION, a Nevada
non-profit corporation; ILIANA HURTADO, an
individual,

Defendants.

Case No.: 2:17-cv-03052-JCM-GWF

**STIPULATION AND
ORDER FOR DISMISSAL WITH
PREJUDICE OF DEFENDANT
SIERRA RANCH HOMEOWNERS
ASSOCIATION ONLY**

Plaintiff JPMorgan Chase Bank, N.A. (“Chase”), and Defendant Sierra Ranch Homeowners Association (“Sierra Ranch”) (collectively, the “Parties”), by and through their respective counsel of record, hereby stipulate and agree as follows:

1. This action concerns a lien foreclosure sale (the “HOA Foreclosure Sale”) conducted by Leach Kern Gruchow Anderson Song, LTD. (“Leach Kern”), on behalf of Sierra Ranch, on December 12, 2013, with respect to certain real property commonly known as 216 Icy River Ave., North Las Vegas, NV 89031 (APN 124-27-612-016) (the “Property”).

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2. As it relates to the Parties, a dispute arose regarding the validity of the HOA Foreclosure Sale.

3. This Stipulation and Order is the result of a compromise resolution of this action and shall not constitute or be construed as an admission of the facts or legal conclusions at issue in this action, or an admission as to the validity of the allegations in future actions.

4. The Parties have resolved all of their claims and disputes, and stipulate and agree to the dismissal of all claims among them, with prejudice, with each party to bear its own attorneys' fees and costs.

5. Chase and its servicer, Select Portfolio Servicing, Inc., maintain that they are the proper recipients of the funds held as excess proceeds by Leach Kern, in the amount of \$9,557.33, as a result of the HOA Foreclosure Sale.

Dated this 9th day of August, 2019.

Dated this 9th day of August, 2019.

SMITH LARSEN & WIXOM

LEACH KERN GRUCHOW ANDERSON
SONG

/s/ Katie M. Weber

/s/ Ryan D. Hastings

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ORDER

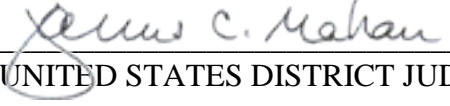
Based on the above stipulation between Plaintiff JPMorgan Chase Bank, N.A. ("Chase"), and Defendant Sierra Ranch Homeowners Association ("Sierra Ranch"), and good cause appearing therefore,

IT IS HEREBY ORDERED that all claims brought by Chase as against Sierra Ranch are dismissed with prejudice.

IT IS FURTHER ORDERED that each party shall bear its own attorneys' fees and costs.

IT IS FURTHER ORDERED that Leach Kern Gruchow Anderson Song, Inc. shall disburse the \$9,557.33 in excess proceeds from the HOA Foreclosure Sale to Chase or its servicer, Select Portfolio Servicing, Inc.

IT IS SO ORDERED.


UNITED STATES DISTRICT JUDGE
DATE: August 13, 2019